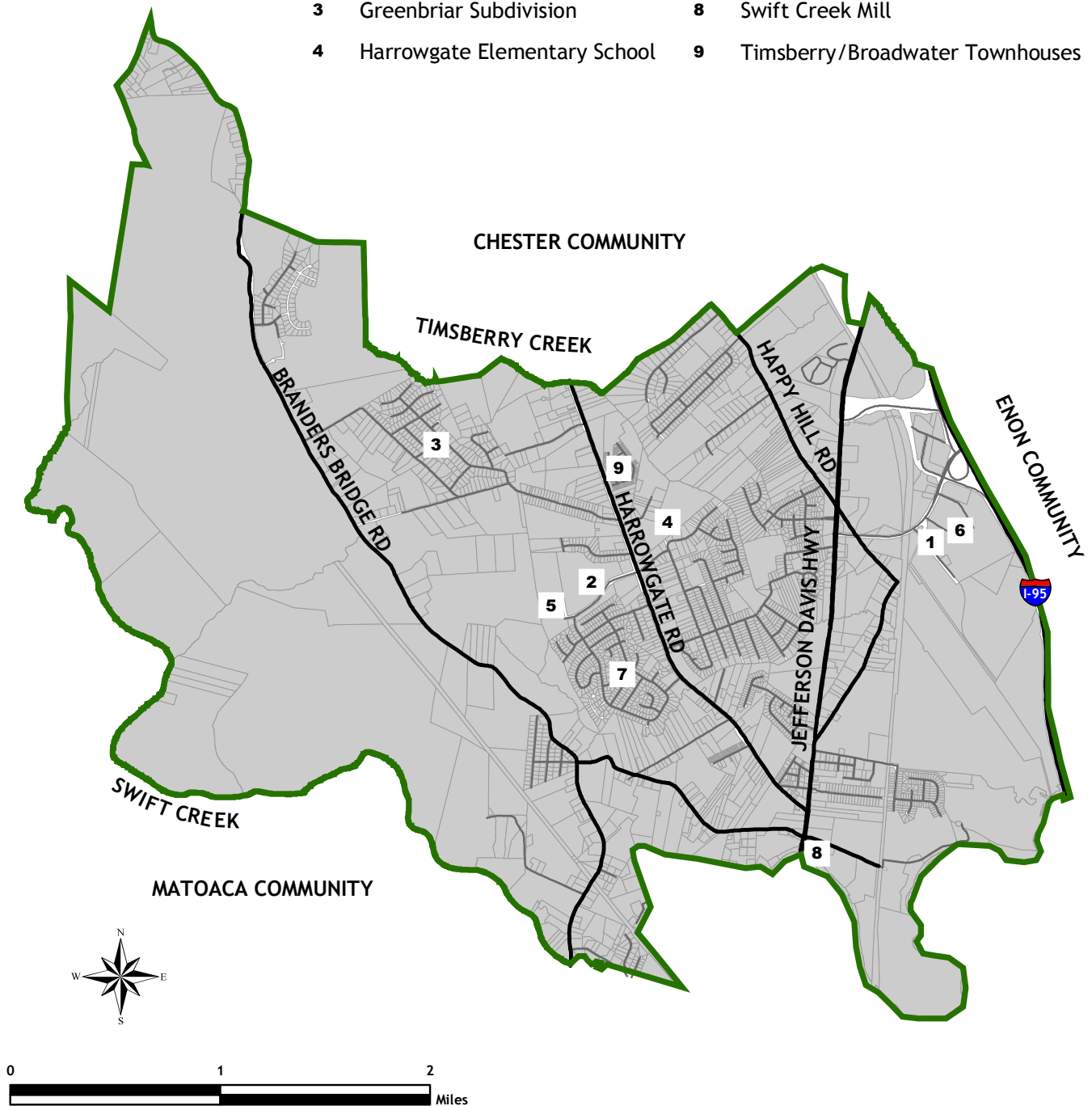


Harrowgate

- Major Roads
- Streets
- Parcels

Harrowgate Features

- | | | | |
|---|------------------------------|---|---------------------------------|
| 1 | Bensley Rescue Squad #3 | 5 | Harrowgate Park |
| 2 | Carver Middle School | 6 | Honeywell Inc |
| 3 | Greenbriar Subdivision | 7 | Somerset Subdivision |
| 4 | Harrowgate Elementary School | 8 | Swift Creek Mill |
| | | 9 | Timsberry/Broadwater Townhouses |



Harrowgate Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

Strengths

- Rental occupancy trend: 1998-2003
- Religious, neighborhood, and community organizations per capita

Challenges

- High rental occupancy rates of single-family houses
- Residential code enforcement complaints per capita
- Single-family housing assessment trend from 1998 through 2003
- Police calls for service per capita
- Group A crime incidents per capita
- Group A crime incident trend from 2000 through 2003
- Persons on probation per capita
- Emergency medical calls for service per capita

Community Characteristics

- High rate of single-family housing growth
- High rate of overall housing growth
- Low residential density
- High percentage of multifamily (attached) housing units
- Smaller single-family houses
- Lower resale single-family housing prices
- Higher resale single-family housing price changes from 1998 through 2003
- Few licensed home-based businesses per capita



Carver Middle School

Harrowgate Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	HARROWGATE	COUNTYWIDE
Population	2004	Number of Persons	7,200	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	2.2%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	136	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	2.6%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	200	5,900
HOUSING GROWTH (Based on Building Permits Issued For New Construction)				
Single-Family Housing Growth	2003	Percentage Increase	3.79%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	79	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	14.48%	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	73	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	5.63%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	155	3,200
GROWTH POTENTIAL				
Housing Unit Growth Potential	2003	Units on Planned Land	5,596	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	1,352	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	659	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	418	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	779	17,343
Vacant Property (no assessed improvement value)	2003	Acres	4,222	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	870	19,319
Underimproved Property (minimal improve. value)	2003	Acres	5,087	155,428
HOUSING CONDITIONS				
Housing Density	2003	Units/Acre	0.39	0.39
Single-Family Housing	2003	Units	2,220	87,495
Single-Family Housing	2003	Percentage of All Housing Units	73.88%	82.12%
Multifamily (attached) Housing	2003	Units	611	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	20.52%	15.84%
Owner Occupied Single-Family Housing	2003	Units	1,866	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	84.82%	89.98%
Rental Occupancy	2003	Units	334	8,771
Rental Occupancy	2003	Percentage of All SFR Units	15.18%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	-0.68%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	22	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	1,446	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	6.41%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$300	\$372
Residential Code Enforcement Complaints	2003	Number	75	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0104	0.0094

Harrowgate Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	HARROWGATE	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$140,500	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$5,500	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	4.07%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$12,302	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	12.21%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$170,105	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$13,316	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	10.44%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$120,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$20,000	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	20%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$9,000	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	9.86%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	142%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$2,924	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	2.93%	7.93%
All Houses: Assessment Trend	2003	Increase	\$2,759	\$1,800
All Houses: Assessment Trend	2003	Increase	2.60%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.7078	0.4748
Group A Crime Incidents	2003	Per Capita	0.0953	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	6.50%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0247	0.0150
Property Crime Incidents	2003	Per Capita	0.0421	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0250	0.0171
Persons on Probation	2003	Per Capita	0.0075	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.1026	0.0732
Fire Calls For Service	2003	Per Capita	0.0290	0.0287
Traffic Accidents	2003	Per Capita	0.0250	0.0230
BUSINESSES				
Businesses (licensed)	2003	Per Capita	0.0372	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0244	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	1,531	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0038	0.0033